



### ABSTRACT

Implementation of Integrated Municipal Solid Waste Management (IMSWMP under Jnnurm Scheme - Permission for handing over 299477 Sq.Mt. of Pallikaranai Ganapathipuram, Kannadapalayam and Venkadamangalam Village lands to M/s.Hydroair Tectonics (PCD) Liited, Mumbai for Annual Lease rent of Re.1.00 per Sq.Mt.per annum for a period of 20 years - Order Issued.

Municipal Administration and Water Supply (MA5) Department

G.O.(Ms) No. 92

Dated 8 .06.2009

Thiruvalluvar Aandu Vaigasi 25

Read:

The Director of Municipal Administration letter Roc. No.45634/2008/JNN1 dated 2.3.2009 and dated 28.4.2009.

### ORDER:

In his letter first read above the Director of Municipal Administration has reported that the Pallavapuram Municipal Commissioner (i/c), has informed that the project of "Integrated Municipal Solid Waste Management System" for Alandur, Pallavapuram and Tambaram Municipalities has been sanctioned by the Central Sanctioning and Monitoring Committee (CSMC) on 9.6.2008 at an estimated cost of Rs.44.21 Crores. Out of the total project cost of Rs.44.21 crores, Part-I of the project comprises of Primary Collection, Secondary Collection and Transportation of Solid Waste upto the transfer stations cum materials recovery shed to be implemented by the each Municipality at an estimated cost of Rs.148.00 lakhs and the Part-II project envisages the various components of works beyond the transfer stations cum materials recovery shed namely development of transfer stations, secondary transportation of waste up to the processing site to landfill site, Construction of Common Compost Plant and Construction of Sanitary Landfill facility implemented under Public, Private Partnership (PPP) basis, at an estimated cost of Rs.41.24 Crores for which the Pallavapuram Municipality is designated as implementing agency.

2. The Director of Municipal Administration has further stated that, the Pallavapuram Municipality has invited bids for the works covered under Part II of the project and works have been awarded to the successful bidder namely M/s. Hydroair Tectonics (PCD) Limited, Mumbai for implementing the project under PPP basis. The Municipality has also entered into an Agreement with the Concessionaire on 30.1.2009 in this regard. As per the guidelines issued under JNNURM, for the projects falling under the category of PPP basis, it is mandatory to form a Special purpose vehicle for implementation of the project and the company by name M/s. APT Waste Management Company Private Limited has also been registered for this purpose.

3. The Director of Municipal Administration has stated that, as per the terms of the Concession Agreement, the three Municipalities were requested to handover the Municipal lands and also the lands in Vengadamangalam site to the Concessionaire on Lease basis for establishing the project facilities at the site. The concession period is 20 years from the Date of Commissioning (COD) of the Project facilities. The details of the land to be handed over to concessionaire are as follows:-

Sl. No	Municipality	Location	Purpose for which the land is to be used.	Survey No.	Extent of Land in Sq.Mtrs.
1.	Alandur	Pallikaranai	for establishing Transfer Station cum Materials Recovery Shed	23/1A3	60705
2.	Pallavapuram	Ganapathipuram	-do-	432 Part	18211
3.	Tambaram	Kannadapalayam	-do-	4/1,4/3, 5/3	18211
4.	Common for 3 Municipalities	Vengadamangalam Village Chengalpattu Taluk, Kancheepuram District.	for establishing of common compost plant and Sanitary Landfill facility.	16/1, 16/2, 16/3 of Venkata-mangalam Village,	202350
				Total	299477

4. The Annual Land Lease rent for the above said land has been tentatively fixed at Re. 1.00 per Sq. Mt on the lines of lease rent fixed for other JNNURM Schemes in Coimbatore, Madurai Corporations and Namakkal Municipality. The total area of the Municipal Lands involved in the instant case comes to 2,99,477 Sq. Mt. and the Annual Land Lease Rent works out to Rs.2,99,477.00/-p.a. The Alandur, Pallavapuram and Tambaram Municipalities have resolved that the said Municipal lands may be leased out to the Special purpose vehicle to be formed in the name of M/s. APT Waste Management Company Private Limited (Alandur, Pallavapuram and Tambaram) and to be acquired by the Concessionaire in due course for a period of 20 years. Hence the Municipal Commissioner i/c, Pallavapuram Municipality has requested to accord permission for leasing out the above said Municipal lands to the Concessionaire through M/s.APT waste Management Company Private Limited to the special purpose vehicle at a concessional rent of Re. 1.00 per sq. mt for a period of 20 years. The Director of Municipal Administration has recommended the above proposal.

5. Pallavaram Municipality in its resolution No.414 dated 30.12.2008, Alandur Municipality in its Resolution No. 475., dated 31.12.2008 and the Tambaram Municipality in its Resolution No. 1987 dated 30.12.2008 have resolved to award the work to the successful bidder (Hydroair Tectonics (PCD) Limited) . As the Pallavapuram Municipal Council is an implementing agency of "Integrated Municipal Solid Waste Management system for the Alandur, Pallavapuram, Tambaram Municipalities, in its resolution No. 463, dated 27.2.2009 have resolved that the 299477 sq.mt. lands to be leased out at a concessional rate of Rs.1/- per sq.mt. per annum for 20 years.

6. The Director of Municipal Administration has stated that the proposed lands have been transferred to Alandur, Pallavapuram and Tambaram Municipalities vide G.O (Ms) No. 178, Revenue (LD (5) Department, dated 6.4.2004 and also sent a copy of the Memorandum of Association and Articles of Association of the Special Purpose Vehicle (SPV) of APT Waste Management Company Private Limited formed under the Companies Act 1956 (No.1 of 1956) with the Registrar of Companies, Chennai and he has, therefore, requested the Government to issue necessary orders for leasing out the Municipal land at Pallikaranai, Ganapathipuram, Kannadapalayam, and the land at Vengadamangalm Village in Kancheepuram District to an extent of

2,99,477 Sq.Mt to the Concessionaire viz. M/s. Hydroair Tectonics (PCD) Limited, at a annual land lease rent of Re. 1.00 per Sq Mt to the tune of Rs. 2,99,477/- for a period of 20 years stipulating the conditions involved in the land lease agreement.

7. The Government have carefully examined the recommendation of the Director of Municipal Administration on the line of the earlier orders issued for the similar projects implemented at Coimbatore, Madurai Corporations and Namakkal Municipality and has decided to agree to the proposal of Director of Municipal Administration.

8. Accordingly, the Government have accord permission to lease out an extent of 299477 Sq. Mts of the municipal lands at Pallikaranai, Ganapathipuram, Kannadapalayam, Vengadamangalam Village in Kancheepuram District as detailed in para 3 above for the annual lease rent of Re. 1/- per Sq. Mt. to the tune of Rs. 2,99,477/- (Rupees Two Lakhs Ninety Nine Thousand Four Hundred and Seventy Seven Only) for a period of 20 (Twenty) years to the Concessionaire viz., M/s. Hydroair Tectonics (PCD) Limited, Mumbai, for the implementation of Integrated Municipal Solid Waste Management Project (IMSWMP) under JNNURM Scheme stipulating the condition involved in the land lease agreement entered with the Concessionaire by the Municipalities.

9. This order issues with the concurrence of Finance Department vide its U.O. No. 1181/FS/P/09, Dated 5.6.2009.

//BY ORDER OF THE GOVERNOR//

NIRANJAN MARDI,  
Secretary to Government.

To

The Director of Municipal Administration, Chepauk, Chennai-600 005.

The Chairman, Pallavaram Municipality, Pallavaram, Chennai.

The Commissioners of Alandur, Pallavaram and Tambaram Municipalities,  
(Through the Municipal Councils).

The Accountant General (Audit), Chennai- 600 018.

The Accountant General (A&E), Chennai- 600 018.

The Accountant General (CAB), Chennai -600 009.

The Secretary to Hon'ble Deputy Chief Minister, Chennai-600 009.

The Private Secretary to Secretary to Government, Municipal Administration and Water Supply Department, Chennai-600 009.

The Municipal Administration and Water Supply (OP II) Department,  
Chennai-600 009.

SF/Scs.

//Forwarded by Order//

  
SECTION OFFICER. 8/6/09